



**Property type :** Detached Villa

**Location :** Calahonda

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**House area :** 158 m<sup>2</sup>

**Plot area :** 700 m<sup>2</sup>

- ✓ Close to sea
- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ White goods
- ✓ WiFi
- ✓ Storage room
- ✓ Utility room
- ✓ Not furnished
- ✓ Near golf
- ✓ Fireplace
- ✓ Terrace
- ✓ Airconditioning

Exclusive Listing.

Rarely Available-New on the Market - Calahonda Villa with Sea and Golf Views!

This lovely stand-alone 3 bedroom, 2.5 baths Villa is serenely nestled into a private complex of only 10 villas. Conveniently located in one of the best residential areas of Sitio de Calahonda, your new home enjoys beautiful sea views, contrasted nicely by the green fairways of the adjacent golf course.

On the main floor, the villa offers a comfortable living room with a working gas fireplace, separate dining room, fully equipped kitchen and guest toilet. From the living room you have direct access to a spacious Southwest facing terrace which offers the best of two worlds. A relaxing open-air terrace ideal for sunbathing, combined with a nicely shaded covered terrace for an outdoor cocktail or alfresco dining. From the Villa's terrace, you also have access to an intimate private garden below.

On the garden level, you will find the Master Bedroom with ensuite bathroom and two Guest Bedrooms sharing a bathroom. Plus, there is also a bonus room, being used currently as a laundry/storage room. But it could easily be converted into a 4th bedroom, office, etc. Also, a storage/workshop room and solar water heating system included.

This property shares a very large community swimming pool in a lovely setting. In addition, Sitio de Calahonda has its own private security service who regularly patrol the surrounding areas and are available within minutes if needed.

As a bonus, uniquely low Community Fees of only 60 Euros per month!

Just minutes away, your soon to be home provides easy access to all the necessary amenities, restaurants, shopping, etc. Not to mention Calahonda's best sandy beaches delightful Chiringuitos, the luxury Oxygen Sports Club, the Siesta Golf Course, and the often-appreciated entry/exit to the A7 and AP7 motorways nearby. Expediently travelling to both Marbella and the Malaga Airport.



